



City of Seattle

Edward B. Murray, Mayor

Department of Planning and Development

D. M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3017114

Applicant Name: Amanda Hoffman of Smartlink LLC (for Sprint)

Address of Proposal: 1700 17th Ave (Central Hospital)

SUMMARY OF PROPOSED ACTION

Land Use Application to allow three (3) new panel antennas and three (3) new Remote Radio Units to an existing rooftop installation (Sprint).

The following approval is required:

Administrative Conditional Use Review – to allow an expansion of a minor communication utility in a LR3 zone (SMC 23.57.011 B).

BACKGROUND DATA

Site Location and Description

The subject property is developed with the Central Hospital at the SW corner of the intersection of 17th AVE & E Olive ST. The existing hospital structure currently leases 70 square feet of rooftop space to Sprint Spectrum consisting of existing antennas having a center line of 79' and not exceeding the height of the existing penthouse. The immediate area and to the north, west & east of the subject site is zoned LowRise3 (LR3) with properties to the south zoned Neighborhood Commercial (NC3-65).

Public Comment

The public comment period for this project ended May 14th 2014. Two comment letters was received with concerns about electromagnetic radiation and the effect on human's health.

ADMINISTRATIVE CONDITIONAL USE

Seattle Municipal Code (SMC) 23.57.011B provides that a minor communication utility, as regulated pursuant to SMC 23.57.002, may be permitted in a Low Rise zone as an Administrative Conditional Use when it meets the development standards of SMC 23.57.011C and the following criteria, as applicable.

1. *The project shall not be substantially detrimental to the residential character of nearby residentially zoned areas, and the facility and the location proposed shall be the least intrusive facility at the least intrusive location consistent with effectively providing service. In considering detrimental impacts and the degree of intrusiveness, the impacts considered shall include but not be limited to visual, noise, compatibility with uses allowed in the zone, traffic, and the displacement of residential dwelling units.*

The proposed additional (3) new panel antennas and three (3) new Remote Radio Units antennas for the minor communication utility installed on the rooftop of an existing penthouse consisting of existing antennas in a LR3 zone. The new equipment will be mounted at the same center line existing and will be painted to match as to minimize any additional visual impacts. No additional noise impacts are anticipated and all equipment must operationally meet the requirements of the Noise Ordinance. No parking spaces or dwelling units will be removed. After a brief construction period, there are no additional traffic impacts anticipated. Therefore, the proposal should not be perceptibly more intrusive than the existing condition.

2. *The visual impacts that are addressed in section 23.57.016 shall be mitigated to the greatest extent practicable.*

The Visual Impacts and Design Standards require projects to minimize the visual appearance of minor communication utility antennas by requiring that they be screened or otherwise be visually integrated with the facility on which they are mounted. The new equipment flush mounted on the penthouse will be painted to match existing structure and existing antennas to minimize any additional visual impacts.

3. *Within a Major Institution Overlay District, a Major Institution may locate a minor communication utility or an accessory communication device, either of which may be larger than permitted by the underlying zone, when:*
 - a.) *the antenna is at least one hundred feet (100') from a MIO boundary, and*
 - b.) *the antenna is substantially screened from the surrounding neighborhood's view.*

This criterion is not applicable as the proposal is not located within a Major Institution Overlay District.

4. *If the minor communication utility is proposed to exceed the zone height limit, the applicant shall demonstrate that the requested height is the minimum necessary for the effective functioning of the minor communication utility.*

The proposed additional antennas will be located on an existing hospital building nonconforming height of 62'8" plus an approximate 20' high penthouse exceeding the allowable height limit of 30 feet in LowRise3 zone. The applicant has indicated that the proposed service area is an area

one half mile radius centered at the subject site and no locations as high as this one are available in the surrounding zone. Further, the height of the hospital structure, being the highest in the service area is necessary to provide line of site transmission of cellular frequencies to the edge of the service area. The subject site thus becomes a natural choice for additional antennas.

5. *If the proposed minor communication utility is proposed to be a new freestanding transmission tower, the applicant shall demonstrate that it is not technically feasible for the proposed facility to be on another existing transmission tower or on an existing building in a manner that meets the applicable development standards. The location of a facility on a building on an alternative site or sites, including construction of a network that consists of a greater number of smaller less obtrusive utilities, shall be considered.*

The proposed minor communication utility will not be a new freestanding transmission tower. Therefore, this criterion does not apply to the subject proposal.

SUMMARY

The proposed project is consistent with the Administrative Conditional Use criteria of the City of Seattle Municipal Code as it applies to wireless communication utilities. The facility is minor in nature and will not be detrimental to the surrounding area while providing needed and beneficial wireless communications service to the area.

The proposed project will not require the expansion of public facilities and services for its construction, operation and maintenance. Once installation of additional antennas and equipment to the facility has been completed, occasional visits would occur for routine maintenance at a similar frequency as does the existing facility.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The Conditional Use application is **GRANTED**.

ADMINISTRATIVE CONDITIONAL USE CONDITIONS

None.

Signature: _____ (signature on file) Date: July 24, 2014
Maria Victoria G. Cruz, Land Use Planner
Department of Planning and Development

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